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CENTRAL INTELLIGENCE AGENCY
INFORMATION REPORT

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COUNTRY Romania

SUBJECT Housing Administration/Formalities Connected with
Temporary Transfers, Procurement of Housing, Etc./
Hotels

25X1

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1. **General:** Houses were nationalized in the RPR in 1948. Thus, nationalized houses, which automatically became State property, are now administered by the ILL (Intreprinderile Locuinte Localuri - Lodgings and Space Enterprise) Offices. Aside from the people whom the RPR Government has labelled as 'war criminals', 'Nazis', 'fascists', 'collaborators', 'capitalists', and all their relatives (which people had all their real estate and almost all their belongings confiscated, before being sent to labor camps), there still remains in the RPR a certain middle class of proprietors of apartments, or small houses, etc. (The small houses exist mostly in the suburbs of Bucharest.) Though these people still own real estate, the very high income taxes for those apartments and houses result in no profit whatsoever for the owner. In fact, in many cases, income taxes exceed the yearly rent by as much as 20%. The RPR Government prefers to give people the illusion of independent ownership, take the taxes, and, at the same time, have less worries with the administration of these real estates. Undoubtedly the State would take a loss in the event of a total nationalization of houses because of the high administrative expenses. Therefore, the houses belong to private individuals, administered by their owners, but the owners' activities are limited to collecting rent from the tenants and giving it over to the State. The owner is actually, therefore, an unpaid administrative employee of the RPR. During the spring of 1952, a general population census was taken. This census was combined with one of all private and ILL administered lodgings. Now the SL (Spatiu Locativ - Housing Office) offices of the City-Sector People's Boards have a sketch of every apartment and house existing in all Romanian towns and cities. So, the SL and ILL Offices have a complete and up-to-date record of all persons residing in

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any of these lodgings. By a special provision of law, dated 15 May 1953 (still valid), called 'Reglementarea Spatiului Locativ' (Provision governing location of lodgings and rents), no individual can set a rent for a room, apartment, or house without the approval of the SL and ILL offices. It must also be remembered that no advertising for a lodging exists in local papers. In fact, the classified ad column has been abolished in all Rumanian papers. (If a person has lost his ID Card, he may advertise for it only in the 'Monitorul Oficial' - Official Gazette, which prints all laws passed by the Presidium.)

2. " [For outline relevant to the following information, see Enclosure A7.

Reserved Powers of the SL Office:

- a. keeps a special record, with sketches, of all private and ILL administered apartments and houses.
- b. determines the 'living space' for any individual or family, regardless of whether the property is privately owned or not.
- c. receives application for lodging from individuals.
- d. issues the 'orders' of space to the ILL Offices.
- e. controls living space in apartments and houses.
- f. issues orders of eviction or transfer of tenants from one lodging to another, or from one town to another.

Reserved Powers of the ILL Offices: (the ILL is but the administrator of the SL Office, its task being limited to the following):

- a. repairs and transformations of houses or apartments.
- b. receiving Orders for Space, eviction, and transfer of tenants from the SL Office.
- c. making rent contracts with tenants of rooms, apartments and houses.
- d. determining the amount of rent tenants should pay their private proprietors.
- e. determining the amount of rent tenants should pay in ILL administered lodgings.
- f. receiving rents from tenants occupying ILL lodgings. (Payment of rent can be made at the ILL Offices, or to the ILL delegate).

Reserved Powers of the BEP (Biroul de Evidenta Al Populatiei - Office of Population Control [?]):

- a. controls the Street Responsible, House or Block Responsible.
- b. issues a Carte de Imobil (House Registry), to any House or Block Responsible, regardless of whether the property is ILL administered or private.

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- c. controls the House Registry at all times.
- d. Affixes visas in the House Registry any time a tenant moves into or out of a house, regardless of whether property is private or ILL administered.
- e. receives applications for extension of a stay, in the cases of temporary residence (only for Rumanian citizens).
- f. affixes 'in' and 'out' visas on the ID cards (for Rumanians only), for both temporary and permanent residence.

Shared Powers:

keeping an up-to-date record of any individual residing in private or ILL administered lodgings.

3. "Individuals through whom control is exercised:

- a. the Delegata ILL (Delegate of the ILL) is normally a woman, either a UPR (Uniunea Femeii or Democrata Romana - the Union of Democratic Women) member or a PMR Party member (this, however, is a rather rare case). Her functions are:

- 1. to inform the ILL of the eventual needs of a block, building, house, or apartment (including repairs, transformations, etc.) of ILL administered property.
- 2. to distribute the Nota de Plata a Chirisi (rent bill) every month to all tenants.
- 3. to receive rents from all tenants, and, after paying it to the ILL Office, to distribute receipts to the tenants concerned. Payment of rent can be made, however, even directly to the ILL Offices.
- 4. to control the Carte de Locuitor, to see whether it is correctly made out by the House, Block or Building Responsible, for both ILL administered and private property.
- 5. to keep a record and nominal roll, including time-sheets, for all personnel on the ILL payroll: hall porters, operators of central heating boilers, etc.

The ILL delegate is unpaid. There is one delegate for every two or three streets, though much depends on the street's size and the number of buildings existing on it. Each delegate was attached to the nearest ILL Office, as the offices were scattered throughout each City-Sector.

- b. the Responsabila de Strada (Street Responsible) is in most cases a woman, a PMR member, and, more, a reliable Party member. She is unpaid and is connected with the Biroul de Cadre (Personnel Office) of the City-Sector People's Board, by which she is also appointed. This is a political position. The duties are as follows:

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1. to issue reports of a political nature on all individuals residing on a given street.
2. to control, if deemed advisable, the Carte de Imobil, the ILL delegate of the house or apartment, whether ILL administered or privately owned.
3. to keep in close contact with the Cadres Office of the City Sector People's Board, and with the BEP and ILL Offices, for the control of all movements of persons in or out of lodgings.
4. to issue recommendations for application for lodging, which are then forwarded to the SI Office.
5. to issue recommendations on applications. [redacted] applied to the Street Responsible, [redacted] in order to have a written application recommended and counter-signed by the Street Responsible. The application was to be forwarded to the City-Sector People's Board of the N. Balcescu City Sector, in order to obtain a few kilos of 'balot de fier' (thin strip of iron for binding luggage). The Commerce Section of the City Sector People's Board approved the application, and the iron required was bought in a Ferometel Store [redacted]

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- c. The 'Responsabil de Bloc' (Block or Building Responsible); 'Responsabil de Casa' (House Responsible). Every house, building or apartment, regardless of whether it was privately owned or administered by the ILL, had its own Responsible. If the private proprietor occupied his own house, he was the House Responsible. In a big building (some Bucharest buildings had as many as 20 apartments), a so-called 'bloc', the BEP Office appointed a Building Responsible. In this case, there was an additional Responsible, called an Apartment Responsible, who was but the principal tenant of the apartment. The tasks of the Building or house responsables were:

1. to receive from the BEP the House Registry.
2. to inform the BEP of any person's arrival, in the event that the person was sleeping after his 24 hours of grace had elapsed.
3. to keep the House Registry up to date; i.e., arrivals and departures of all persons, including temporary residents.
4. to take the House Registry to the BEP Office, together with the Id cards of the persons in the house, so that the Militia Officer in the BEP Office could check personal data on the Registry itself, and affix his signature on the Registry and the Id card.
5. to make sure that the Tablou de Locatari (Roll of Tenants, not including temporary residents), is placed in the hall of the building's entrance, and to make the necessary changes, if any take place through definite transfer of persons to another town, etc.

In a 'bloc', a Responsible of an apartment has limited tasks, since there is already a Building Responsible. In this case the Apartment Responsible is bound to notify the Building Responsible of any new arrival in the building who is asleep, etc., after 24 hours. In private houses the owner of the house or apartment assumes the tasks

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of the Building Responsible, if he lives in the house or apartment he owns. If not, the tenant assumes the tasks of Building Responsible.

4. Living Space: According to law governing living space, any individual is entitled to eight square meters of living space, plus an additional four square meters 'toleranta'. This space is the 'sleeping space' to which a person is entitled, and does not include the area of a small corridor.
5. Rent Categories, calculation of rents: while the SL Office determined the living space, the III Office determined the rent. Categories of persons and calculation of rent were directly connected to the social origin of the individual concerned, his profession, etc., and were as follows:
 - a. persons in the field of labor: a single man or woman in the field of labor, or a married couple, both in the field of labor, if their monthly salary did not exceed 750 Lei each: rent was calculated on the basis of 1.50 Lei per square meter of living space.
 - b. 'liberi profesioniști' (free professionals): these people, not within the field of labor, had a 50% increase in rent per square meter, (see above).
 - c. private business men (shop owner): this category of person is subject to a 100% increase in rent, per square meter.
 - d. relations of war criminals, and important capitalists: this category is charged a 300% increase in rent per square meter.

There were also certain deductions, and additions, in the calculation of rents. Three kinds of buildings existed: caramida (brick); piatna (earth); and beton (reinforced concrete). Some of the adjustments in rents are given below:

- individuals within the field of labor who received a monthly salary of less than 750 Lei were permitted a 0.05 Bani deduction per square meter, for every 100 Lei less than 750 received per month. For example, a monthly salary of 750 Lei: rent charged is 1.50 Lei per square meter; a monthly salary of 400 Lei: rent charged is 1.325 Lei per square meter.
- a room without kitchen facilities had a 0.05 Bani reduction per every 100 Lei of salary earned less than 750 Lei per month.
- a room with central heating had a 10% increase in rent.
- a room with kitchen facilities had a 5% increase in rent.
- a room with bath had a 5% increase in the calculation of rent.

Naturally, there were certain adjustments, according to the kind of lodging; all factors were linked to: the category of lodging, the category of person, lodging facilities. Calculation of rents was difficult because of the many considerations involved in the establishment of any given rent.

6. Every tenant, after receiving the Order of Space /see Enclosure B/, and Proof of Entering Space /see Enclosure C/ from the SL Office, had to sign the contract with the III. The contract was valid for one year; one copy of it remained in the III files, the other was given to the tenant. Even the rental of a single room required a contract. The validity of the contract was sanctioned by the Finance Section of the City Sector People's Board. The same calculation

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of rent is made for privately owned buildings, and the contract is nearly the same, but, in this case, it is made between the owner and the tenant. Extra copies of contracts were kept in the files of the IJL and the Finance Section of the People's Board concerned, the latter one sanctioning the contract after approval is granted by the IJL. But the Order of Space, even in these cases, must first be approved by the SL Office. A typical example of calculations for privately owned houses follows. It is based on a proprietor who has a total net income of 1000 Lei per annum:

- a. if proprietor is within the field of labor, taxes amount to approximately 55% of the total net income per year.
 - b. if proprietor is married, and within the field of labor, but his wife is not (though property is in the name of both husband and wife), taxes will amount to approximately 75% of the total net income per year. (In this case, the wife is not eligible for tax deduction. If both are in the field of labor, then they fall in category a., above).
 - c. if the proprietor is a business man, or in any other category not within the field of labor, taxes almost always exceed the total net income per year. I owned an apartment which was occupied by a tenant. The apartment had four rooms, a bath and a kitchen. I received 980 Lei yearly from the tenant, in rent, and paid 1,120 Lei per year to the State in taxes.
7. "Electric Power, Disposal of Sewage and other Waste; Water Supply: water consumption costs 1.60 Lei per cubic meter. It is payable every month to the special employee of the State Enterprise (I cannot remember the name of the enterprise,) which is supervised by the People's Board. The amount paid monthly includes the removal of sewage, garbage, and other waste. Receipts are given at time of payment. Electric power is paid as follows: winter rate, 1.50 Lei per KWH; summer rate, 1.17 Lei per KWH. In Bucharest there was no consumption of gas. Electric power consumption was paid for monthly, directly to the employee of the State Enterprise concerned. Receipts were issued directly to the employee, for the amount received from him.
8. "Priorities Granted by the SL Offices: officially, no provision of law permits priorities for any individuals. Unofficially, however, the following priorities exist in the order indicated:
- high Government officials
 - personnel of the MSS, MAI, and MFA Ministries (depending on rank)
 - Stakhanovites and all workers awarded the 'Ordinul Muncii' (Work Order)
 - actors, writers, singers
 - common PNR Party members
 - all others
9. "Formalities for obtaining Living Space:
- a. a written application is forwarded to the SL Office of the City Sector People's Board under the jurisdiction of which the applicant resides. (No stamps are required for the mailing of the application). If the application bears the recommendation of the Street Responsible, it is given 'certain consideration'.

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- b. after from five to six months, minimum, a special Commission from the SL Office undertakes the so-called "Verificare la fate locului" (verification of the place), to ascertain living conditions, space, etc. This is merely a way of giving applicants a "hard time", since the SL Office knows very well what the living conditions are, and all details of any given lodging.
- c. an SL Office Board meets to determine who should be granted the space, on the basis of all applications for such space. If he knows, the applicant may notify the SL Office of any new living space. If everything proceeds smoothly, one may get a new living space in a minimum of two years. Let us suppose that a new living space has been granted to an individual, and follow the formalities with which he must comply, prior to entering the lodging; (bear in mind that no furnished room assignments exist, or are made through the SL Office. If approval is granted for living space, the applicant is instructed - by post card - to report to the SL Office): the SL Office issues the applicant a so-called Order of Space [Enclosure B], and Proof of Entering Space [Enclosure C]. The Order of Space is given to the Building Responsible, House Responsible, or main tenant, as the case may be. The keys from the old room are given to the main tenant or Building Responsible. The person must swear that he has informed the House or Building Responsible, and that his name has been cancelled from the House Registry. Registration in the House Registry of the new house or building is required. Keys to the new apartment, room, etc. are given to the new tenant by the main tenant of the House or Building Responsible. Entering Space remains in possession of the person concerned, as it is only shown to the main tenant or Building Responsible. The Order of Space serves to complete the contract with the ILL Office. It remains in the ILL file, the tenant keeping only a copy of the contract. Since space in privately owned apartments and houses is also determined by the SL Offices, the same procedure and formalities apply. The difference is that the contract is made between the private individual and the tenant, the Order of Space is given to the proprietor, and the ILL and Finance Section of the People's Board concerned sanction the contract. The ILL, in addition, determines the amount of rent payable by tenant. Registration in the House Registry is made as follows:

- ID card is given to House or Building Responsible
- personal data is registered by the House or Building Responsible in the House Registry.
- the House or Building Responsible takes the House Registry and the ID card of individual concerned to the REP Militia Office, where the Militia Officer in charge checks personal data with the ID card, signs the Registry and stamps the ID card.

Big buildings, especially those having many apartments, have a name roll of tenants in the entrance hall of the building [see Enclosure D]. Any changes indicated are made by the Building or House Responsible.

10. "Obtaining Lodgings by Bribery": The old habit of accepting bribes exists still. The procedure requires certain discretion, of course. Supposing a State employee has been notified of his transfer to another town for work. He is notified in advance of his impending transfer. By law, when an individual moves out of a house or apartment, he is required to notify the SL Office. So he locates a reliable friend with whom he may negotiate for a new lodging. Normally, the

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price for two rooms with bath and kitchen is 3000 Lei. When the price has been agreed upon, the individual goes through four or five other friends [?], and finally the two parties involved each pay a 500 Lei 'Bacsis' (bribe) to an employee of the SL. Five hundred Lei represents one month's pay, and, for that amount, the employee of the Housing Office issues a new order of space to the person moving into the apartment, disguising the whole business by saying that the new tenant is a relative of the tenant moving out, and that the old tenant is willing to accept him. The move into the apartment must take place at least a week in advance. The tenant moving out notifies the SL Office that he has been transferred to another town, and moves out very simply. Now, the tenant who moved in a week before automatically becomes the new tenant of the rooms or apartment.

11. "Movement" within and without cities. (The cases described below will hold true only for non-border areas. Persons travelling to and from border zone areas require a special permit, the issue of which is unknown to me); this is an individual moving from Bucharest to Stalin (Brasov), on a temporary transfer:
 - a. upon departure the individual is not required to notify anyone.
 - b. within 24 hours of arrival, the individual must notify the House or Building Responsible or the main tenant.
 - c. the main tenant gives the House or Building Responsible the ID card of the individual occupying the room. He furnishes full data, such as reason for visit, estimated length of stay, etc.
 - d. House or Building Responsible books all data in the House Registry and takes the House Registry and ID card to the BEP Office of the City Sector Militia, giving them all data on the temporary resident, or 'Flotant'. In the case of a 'Flotant', the individual himself is not required to report to the BEP Office with the House or Building Responsible. The BEP Office counter signs the House Registry and affixes an entry visa to the ID card.
 - e. the ID card is then returned to the individual.
 - f. a few days later, a Militia man from the BEP Office visits the House or Building Responsible and undertakes an investigation of the person arrived. The Militia man also re-checks the House Registry and may even interrogate the individual in question. On occasion, the individual is called to the BEP Office for questioning.
 - g. the normal period of temporary residence is up to 4 months; an extension may be granted up to three months, depending on the BEP Office and the reasons for which the applicant wants the extension. (A medical certificate from a private physician will do, provided it has been countersigned by the physician from the Sanitary Dispensary.)

Following are the formalities made by the same individual moving back, i.e. from Stalin (Brasov) to Bucharest:

- h. there are no departure formalities. The main tenant must verbally notify the Building or House Responsible that his tenant has departed.
- i. upon returning to Bucharest, the individual must notify the House or Building Responsible directly. The individual's ID card is taken by the House or Building Responsible, and the BEP affixes a new stamp of arrival on the card. (Thus, the two stamps on the card are, in effect, an exit and an entry permit.) This procedure holds true for all

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Rumanian citizens, including even students.

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12. "Foreign nationals are not permitted to leave the outskirts of Bucharest. They are permitted to move within a 30 km radius of the Bucharest city center. Any other move requires permission from the Office for the Control of Foreigners of the City Sector Militia. Permission is granted after the filing of an application, and valid reasons for the transfer. If permission is granted, visas are affixed by the Office for the Control of Foreigners, on the special ID card for foreigners at time of departure and arrival. In addition, a foreigner must notify his House or Building Responsible of such a transfer. (Simultaneous with the issuance of a new ID card for foreigners was the issuance of a new ID card for Rumanian citizens.)

13. "There are two types of residence: normal and temporary. Normal residence may be granted only in the following cases:

- a. by transfer, if the person is a State employee.
- b. by marriage. If the wife requests residence in the place where her husband resides, this is not difficult; but if the husband wishes transfer to the place where his wife resides it is more difficult and takes some time. However, it is usually granted.
- c. over-age persons requesting transfer to live with a relative who is head of a family, if the individual has no means of self-support, (and even if he is not within the field of labor). The head of a family applying for such a transfer must have the approval of the SL Office.

In all cases, above, the SL Office must be notified upon arrival and departure. A definite transfer warrants issuance of a new ID card, the old one being given to the RKP Office upon arrival in the town. A new card is then issued to the new normal resident.

The SL Offices cannot grant living space to a man and woman unmarried. Concubinage is prohibited by law and is punishable.

14. "There are three categories of hotels besides the luxury hotels, to which latter the average citizen has no access for financial reasons. The following hotels are in Bucharest:

1st category:

- Hotel Ambassador, on Blv. Maghera (formerly Blv. T. Ionescu).
- Hotel Athene Palace, on the Piata Republicii, formerly the Royal Palace Square.
- Hotel Boulevard (new name unknown), on Blv. 6 March.
- Hotel Grande (new name unknown), on Victoriei Street, opposite the State Store 'Victoria'.
- Hotel Opera (new name unknown), on Brezoianu Street behind Cismigiu Park.

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2nd category:

- Hotel Gara de Nord (new name unknown), on the corner of Grivita Street (Grivita Rosie Street?) and Elv. Casa.
- Hotel Dinascu (new name unknown), on the corner of Dinicu Golescu and Viting Street (near the Northern Railway Station), actually in the Viting Hospital Building.

3rd category:

- Hotel Armasa (new names of these hotels are unknown. They are both located
- Hotel Modern) on Splaiul Independentei near the Opera.

All hotels are under the jurisdiction of the Trustul Hotelurilor which belongs to the Trusts Section of the People's Board.

15. The following ILL Offices exist in the N. Balcescu City Sector:

- main ILL Office, in a building at the corner of Sf. Ecaterina Street and Voda Street.
- ILL Office (sub-office of the one above), at #90 Elv. Marasesti.

- and -

- ENCLOSURES: A: Organisational Chart of SL, ILL, and KEP Offices, showing Areas of Jurisdiction.
B: Sample "Order of Space" Form (one in Romanian, one in English)
C: Sample "Proof of Entering Space" Form (one Romanian, one English)
D: Name Roll of Tenants in building.

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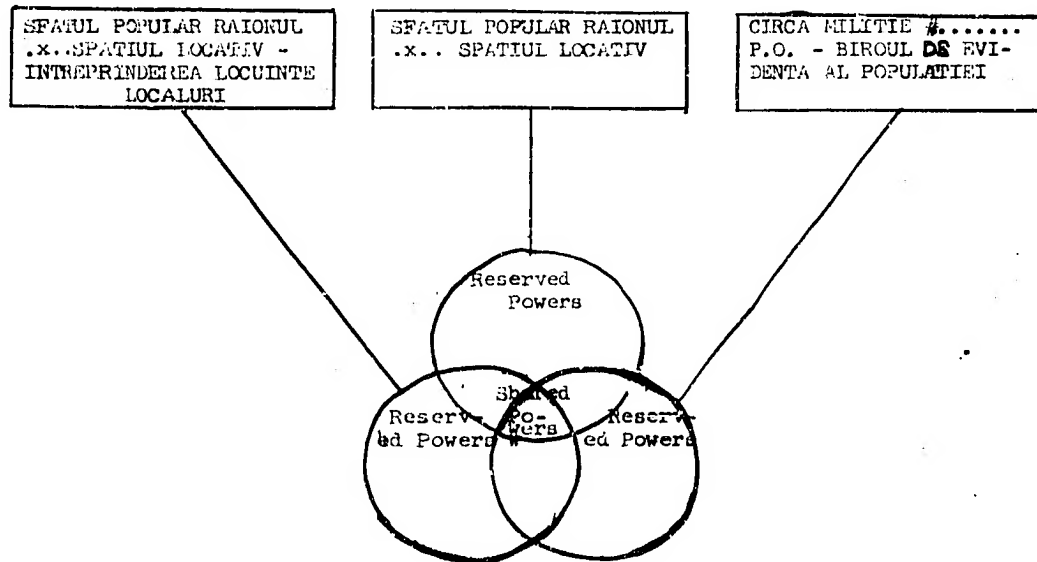
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ENCLOSURE A: Organizational Chart of SL, ILL, and BEP Offices - Showing Areas of Jurisdiction



SFATUL POPULAR RAIONUL...X - INTREPRINDEREA LOCUINTE LOCALURI, or ILL: The People's Board, City Sector X. Lodgings and Space Enterprise, abbreviated term - ILL

SFATUL POPULAR RAIONUL...X..SPATIUL LOCATIV:(same as above), but the Housing Office; abbreviated term,SL

CIRCA MILITIE #....P.O. - BIROUL DE EVIDENTA AL POPULATIEI: Sub-City-Sector Militia - Guard and Order - Office for the Evidence of the Population; abbreviated form: BEP

Note: There is only one SL Office in any City-Sector;there are the same number of BEP Offices in a City-Sector as there are sub City-Sector Militia Offices. ILL Offices in all City-Sector People's Boards, as well as two or three per City-Sector.

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PEOPLE'S BOARD City Sector N. Balcescu Housing Office			
ORDER OF SPACE No. _____			
Granted to Comrade.....to enter and occupy.....in the building of Bucha- rest, Street.....No....and composed:			
No. Room	m ²	USE	Remarks
<p>Note: size is equal to actual form. White, printed form; blanks filled in in ink - name, surname, etc., of person, and apartment assigned to. Round stamp of Housing Office covers signature of Section Chief.</p>			
<p style="text-align: center;">Chief of Section (.....)</p>			

SFATUL POPULAR Raionul N. Balcescu Spatiul Locativ			
ORDIN DE REPARTITIE No. _____			
<p>_____</p>			
No. Camera	m ²	Utilizata	Observatiuni
<p>_____</p>			
<p style="text-align: center;">Seful Serviciului (.....)</p>			

ENCLOSURE B: Sample 'Order of Space' form (one in Romanian, one in English).

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ENCLOSURE C: Sample 'Proof of Entering Space' Form: one in English, one in Rumanian.

PEOPLE'S BOARD
City Sector N. Balcescu

Following the registered application of Comrade..... it is here-
with approved effective.....to enter in living space occupied by Comrade
.....situated on Street.....No.....

Chief of Section
(.....)

Remarks: white, printed form; size is same as sample above. The blanks are filled in
in ink (see sample below), as to person's name, where living space has been designated.
The round stamp of the People's Board - Housing Office is affixed over the signature of
Chief of Section. This form is commonly called the 'Dovada de Intrat in Spatiu', al-
though it bears no heading. It remains in the possession of the person to whom space
has been assigned, after having been shown to House Responsible and principal tenant.

SFATUL POPULAR
Raionul N. Balcescu
Spatiul Locativ

Conform cererei inregistrata de Tov..... se aproba
intrarea dela data... ..in spatiul Tov
.....din Strada.....No... ..

Seful Serviciului
(.....)

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ENCLOSURE D: Name Roll of Tenants in Building

30 cms.	
<u>T A B L O U D E L O C A T A R I</u>	
privitor la imobilul din Bucuresti	
ETAJ APART.	NUMELE SI PRNUMELE "VARSTA" "SEX" "PROFESIUNEA" "UNDE LUCREAZA"
	Responsabilul de Bloc (.....)

Remarks: Approximate size as indicated. The name roster is made by the Building or House Responsible, and placed in the entrance hall. It may be type-written, or hand-written. In private houses, with only one apartment, this form is not required. The information indicated is, from left to right; floor and apartment number, name and surname of tenant, age, sex, profession, where employed. Temporary residence is not indicated on this roll.

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